

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S Westbury Road, 150' S of the c/l  
of Lincoln Avenue  
(27 Westbury Road)  
9<sup>th</sup> Election District  
4<sup>th</sup> Councilmanic District

Michael Horvath  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-237-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Michael Horvath. The Petitioner seeks relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section 211.3 (1955 Regulations) to permit a side yard setback of 4 feet in lieu of the required 8 feet, a sum of the side yards of 18 feet in lieu of the minimum required 20 feet, and to permit an open projection with a setback of 3 feet in lieu of the required 6 feet for a proposed sunporch. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore,

ORIGINAL RECEIVED FOR FILING

Date

By

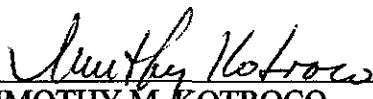
strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7<sup>th</sup> day of January, 1999 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section 211.3 (1955 Regulations) to permit a side yard setback of 4 feet in lieu of the required 8 feet, a sum of the side yards of 18 feet in lieu of the minimum required 20 feet, and to permit an open projection with a setback of 3 feet in lieu of the required 6 feet for a proposed sunporch, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

RECEIVED FOR FILING  
JAN 12 1999  
bjs



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

January 7, 1999

Mr. Michael Horvath  
127 Westbury Road  
Lutherville, Md. 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
W/S Westbury Road, 150' S of the c/l of Lincoln Avenue  
(27 Westbury Road)  
9th Election District – 4th Councilmanic District  
Michael Horvath – Petitioner  
Case No. 99-237-A

Dear Mr. Horvath:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. R. L. Tice, Agent, Patio Enclosures, Inc.  
224 8<sup>th</sup> Avenue, N.W., Glen Burnie, Md. 21061

People's Counsel; Case File





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 127 WESTBURY ROAD

which is presently zoned

DR-55

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

*1802.3, B AND 211.3 (1955 REGS) TO ALLOW A SIDE YARD SETBACK OF 4' IN LIEU OF THE REQUIRED 8' AND A SUM OF SIDES OF 18' IN LIEU OF THE REQUIRED 20' AND 301.1 TO ALLOW AN OPEN PROJECTION & SET*  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

*BACK OF 3' IN LIEU OF THE REQUIRED 6'*

*See Answer*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

**MICHAEL HORVATH**

(Type or Print Name)

Signature

*X*  
Signature

Address

(Type or Print Name)

City State Zipcode

Signature

XXX  
Attorney for Petitioner

**PATIO ENCLOSURES, INC.**

(Type or Print Name)

**127 WESTBURY ROAD -821-5763**

Address

Phone No

**LUTHERVILLE, MD**

**21090**

City State Zipcode  
Name, Address and phone number of representative to be contacted

Signature **R. L. TICE, AGENT**

**224 8th AVE., N.W. 410-760-1919**

Address Phone No

**GLEN BURNIE, MD. 21061**

City State Zipcode

**PATIO ENCLOSURES, INC.**

Name

**410**

**224 8th AVE., N.W. 760-1919**

Address

Phone No.

**GLEN BURNIE, MD. 21061**

A Public Hearing having been requested and/or found to be required, it is ordered, by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: *CM*

DATE: *7 Dec 98*

Printed with Soybean Ink  
on Recycled Paper

ITEM #: *237*

ESTIMATED POSTING DATE:

**99-237-A**

COPIES REQUIRED FOR FILING

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 127 WESTBURY ROAD  
address  
LUTHERVILLE, MD. 21090  
City State Zip Code

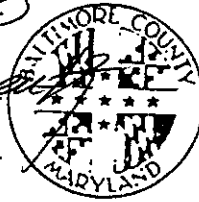
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS, MOSQUITOES, FLYS, ETC
5. IMPROVE APPPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X  
(signature)

MICHAEL HORVATH  
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of November, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Horvath

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

11/23/98

NOTARY PUBLIC

My Commission Expires: 2/1/99

9-752-90

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 127 WESTBURY ROAD

address

LUTHERVILLE, MD. 21090

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

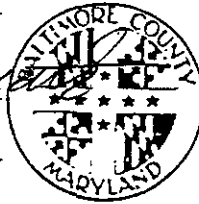
1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS, MOSQUITOES, FLYS, ETC.
5. IMPROVE APPREARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X  
(signature)

MICHAEL HORVATH

(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of November, 19 78, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Horvath

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

11/23/78

NOTARY PUBLIC

My Commission Expires:

2/1/99



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 127 WESTBURY ROAD

which is presently zoned DR.55

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 BOZ. 3.13 AND 211.3 (1955 RECS) TO ALLOW A SIDEYARD SETBACK  
of 4' in lieu of the REQUIRED 8' AND A SUM of SIDES of 18' IN  
lieu of the REQUIRED 20' AND 30.1 TO ALLOW IN OPEN PROJECTION  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

A SET BACK of 3' in lieu of the REQUIRED 6'.

*See Reverse*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

XXX  
Attorney for Petitioner

**PATIO ENCLOSURES, INC.**

(Type or Print Name)

Signature

**R. L. TICE, AGENT**

**224 8th AVE., N.W. 410-760-1919**

Address

Phone No

**GLEN BURNIE, MD. 21061**

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

**MICHAEL HORVATH**

(Type or Print Name)

X  
Signature

(Type or Print Name)

Signature

**127 WESTBURY ROAD -821-5763**

Address

Phone No

**LUTHERVILLE, MD**

**21090**

City

State

Zipcode

Name, Address and phone number of representative to be contacted

**PATIO ENCLOSURES, INC.**

Name

**410**

**224 8th AVE., N.W.**

**760-1919**

Address

Phone No

**GLEN BURNIE, MD. 21061**

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ESTIMATED POSTING DATE: \_\_\_\_\_

Printed with Soybean Ink  
Recycled Paper

ITEM #: \_\_\_\_\_

**99-237-A**

ZONING DESCRIPTION

Zoning Description for 127 Westbury Road.

Beginning at a point on the ~~East~~<sup>West</sup> side of Westbury Road  
which is 50' wide at the distance of 150+-<sup>South</sup>~~North~~ of the  
centerline of the nearest improved intersecting street,  
Lincoln Road which is 40' wide.

\*Being Lot #10 Block 4, Section 2 in the subdivision of  
Orchard Hills recorded in Baltimore County Plat Book # 21,  
Folio # 31 containing 7875 square feet, .180 acres. Also known as  
127 Westbury Road and located in the 9th Election District, 4th  
Councilmanic District.

99-237-A



BALTIMORE COUNTY, MARY ID  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 062395

DATE 11 Dec 98 ACCOUNT 127 Westbury Rd

AMOUNT \$ 50.00

RECEIVED FROM: Potomac Sales Inc

FOR: 127 Westbury Rd

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL TOL  
12/07/98 12/07/98 11:21:47  
REF 0003 CASHIER PAID PER ORDER  
5 MISCELLANEOUS CASH RECEIPT  
RECEIPT # 062395  
CHK NO. 062395  
\$0.00 CHECK  
Baltimore County, Maryland

062395-A

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 99-237-A

Petitioner/Developer: M. HORVATH

Date of Hearing/Closing: 1/4/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

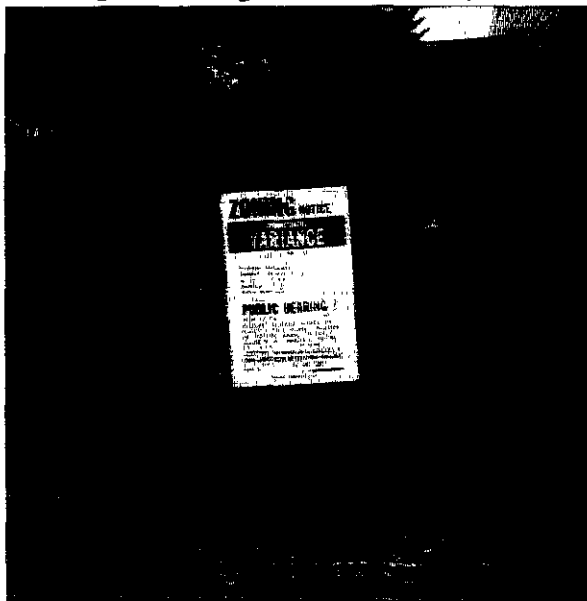
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

127 WESTBURY RD.

The sign(s) were posted on 12/18/98  
(Month, Day, Year)

CASE# 99-237-A



Sincerely,

Richard E. Hoffman 12/18/98  
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN  
(Printed Name)

904 DELLWOOD DR.  
(Address)

FALLSTON, MD. 21047  
(City, State, Zip Code)

(410) 879-3122  
(Telephone Number)

127 WESTBURY ROAD  
POSTED 12/18/98

Richard E. Hoffman 12/18/98

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 99- 237 -A Address 127 Westbury RdContact Person: Kate Planner, Please Print Your Name Phone Number: 410-887-3391Filing Date: 7 Dec 98 Posting Date: 20 Dec 98 Closing Date: 4 Jan 99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

-----  
(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 237 -A Address 127 Westbury RdPetitioner's Name Hornath Telephone 410-821-5763Posting Date: 20 Dec 98 Closing Date: 4 Jan 99

Wording for Sign: To Permit AN AWNING TO be 3' From the p. in lieu  
of the Required 6' And AN Addition to be 4' from the  
p. in lieu of the Required 8'. And A sum of sideyard  
to be 18' in lieu of the Required 20'

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

---

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For Newspaper Advertising:

Item Number or Case Number: 99-237-A

Petitioner: MICHAEL HORVATH

Address or Location: 127 WESTBURY ROAD, LUTHERVILLE, MD 21090

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATIO ENCLOSURES, INC.

Address: 224 8th AVE., N.W.

GLEN BURNIE, MD 21061

Telephone Number: 410-760-1919

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 1/4/98

FROM: R. Bruce Seeley, Project Manager *RB/JS*  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 04/21/98

The Department of Environmental Protection and Resource Management has  
**no comments** for the following Zoning Advisory Committee Items:

Item #'s:

236  
237  
238  
239  
241  
242  
243  
244  
245



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

JANUARY 4, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: ALAN LEVITT AND JANICE FINKELSTEIN - 243  
MICHAEL HORVATH - 237

Location: DISTRIBUTION MEETING OF DECEMBER 21, 1998

Item No.: 237 AND 243

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

NO PLANS RECEIVED - NO REVIEW.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Close 1/4/99

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: December 29, 1998

FROM: Robert W. Bowling, Supervisor  
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for December 21, 1998  
Item Nos. 236, 237, 240, 242, and  
244

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1221.NOC

AV  
1/4

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** December 22, 1998


**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 237, 243, and 244

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

\_\_\_\_\_

AFK/JL





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 12.21.96

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 237 CAM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**



PATIO ENCLOSURES, INC.  
224 8TH AVENUE, N.W.  
GLEN BURNIE, MARYLAND 21061  
410-760-1919

MRS. RONALD REILLO  
125 WESTBURY ROAD  
LUTHERVILLE, MD 21093

MRS. DOROTY PASSANO  
129 WESTBURY ROAD  
LUTHERVILLE, MD 21093

99-237-A

Baltimore County Zoning Review Request

To: Arnold Jablon, Director  
Permits & Development  
Management  
Room 111, Co. Office Bldg.  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Telephone - 410-887-3391

NOTICE TO APPLICANT: Please be aware  
Section 424 Balto. Co. Zoning Regulations  
controls these uses. If you are not certain  
of the requirements necessary for complying  
with these regulations, please contact the  
P.D.M. Office before submitting this form.

11/25/98  
1004  
TO: JLL  
11/27/98  
wa

A NEW CHILD CARE CENTER LICENSE has been requested for the following facility:

NAME OF CENTER: METRIS KIDS

ADDRESS OF CENTER: 8098 Sandpiper Circle; WHITE MARSH MD

NAME OF APPLICANT/LICENSEE: NADINE PAULIER, for Allism MUSELL, 21236

TELEPHONE: 410-770-3890

metris companies

EXISTING USE OF BUILDING none

IF NEW BUILDING, PROPOSED USE CHILD CARE CENTER

COUNTY BUILDING AND/OR CHANGE OF USE/OCCUPANCY PERMIT NUMBER \_\_\_\_\_  
(non-residential only)

PROPOSED CHILD CARE USE: CHECK ONE

Class A Group Child Care (9-12 Children)

Class B Group Child Care (13 or More Children)

Nursery School



Along with this form the following information is required for zoning review. Completing this form does not guarantee zoning approval. Other information or particular requirements may be necessary.

1. IF ANY, list zoning history/zoning hearing case numbers or prior zoning approval actions relating to the child care use: none

Provide photocopies of the latest zoning public hearing order, use permit or letter.

2. Provide an as-built scaled site plan (1 inch = 30 FT or larger) with existing and proposed uses shown and street vicinity map showing the location and outline of the site. Show all fence requirements to comply with Section 424.1.B (BCZR) for fences abutting residential property.

3. Provide a copy of the 1" = 200' scale official zoning map\* with the adjacent street names, site, and building outlines and all uses and play areas drawn to scale and properly identified. Also identify all existing and proposed uses on adjacent properties and note if any child care uses exist on these adjacent properties. \*Copy available at the P.D.M. (Zoning Review) information counter during normal working hours.

4. Provide a \$40 review fee (money order or check, fee subject to change without notice) made payable to Baltimore County, Maryland.

After review, please complete the following and send to the Child Care Administration at the address listed below:

CCA, Region III  
409 Washington Avenue  
Suite LL8  
Towson, Maryland 21204  
Mail Stop 64

A CHILD CARE CENTER MAY OPERATE AT THE ABOVE-NAMED ADDRESS:

Yes \_\_\_\_\_ No \_\_\_\_\_ (If No, please specify the grounds for disapproval and additional action required of the applicant.)

NAME/TITLE \_\_\_\_\_

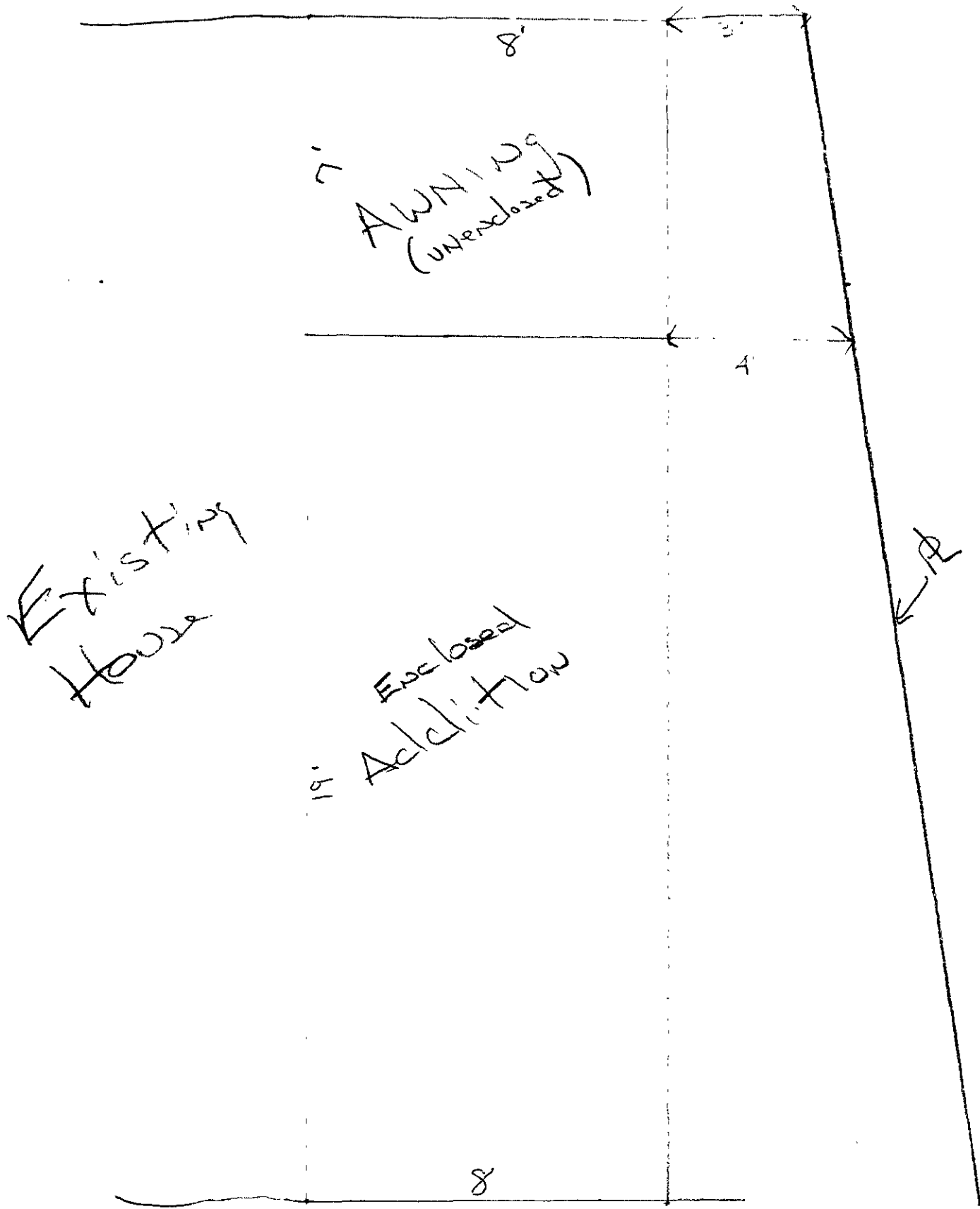
(Please print)

SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

H. RES. APP

RETURN TO APPLICANT WITH ZONING MAP AND APPLICANT TO COMPLY WITH



99-237-A

#237

1"=30'

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 127 WESTBURY ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ORCHARD HILLS

plat book # 21, folio # 31, lot # 10, section # 2

OWNER: MICHAEL HORVATH

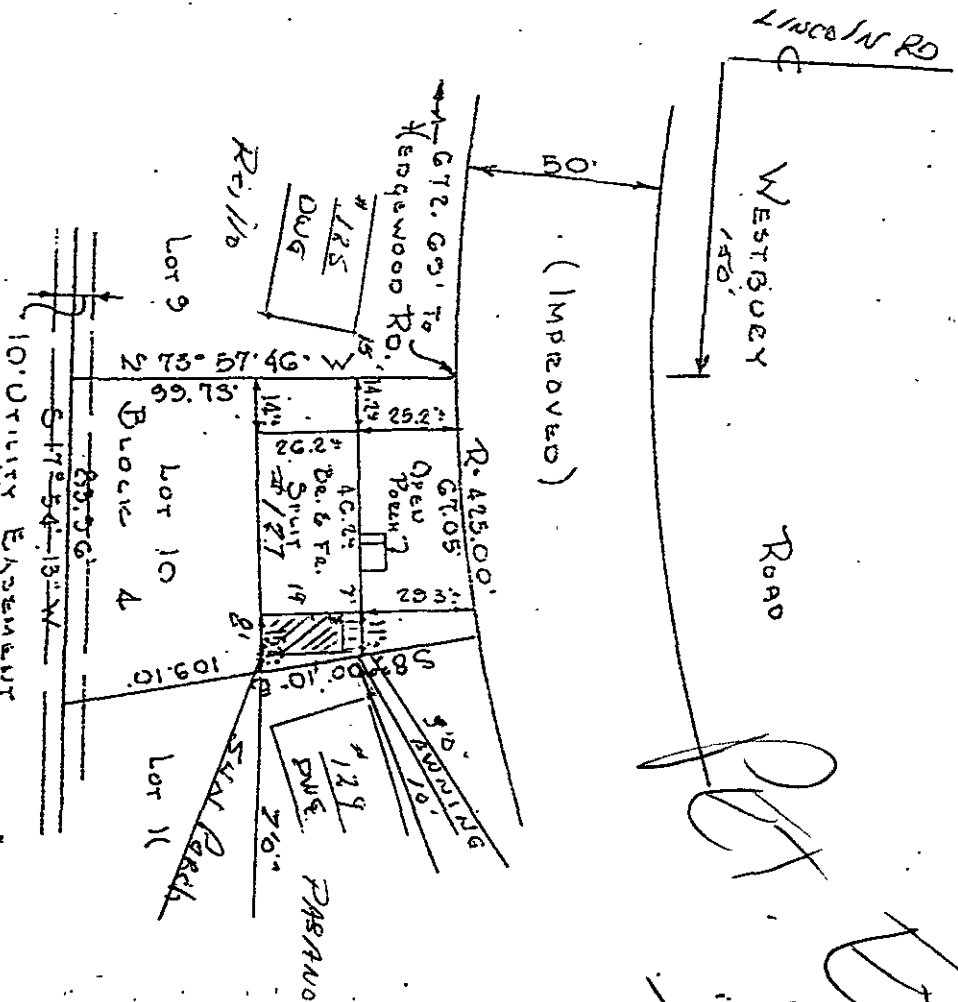


North

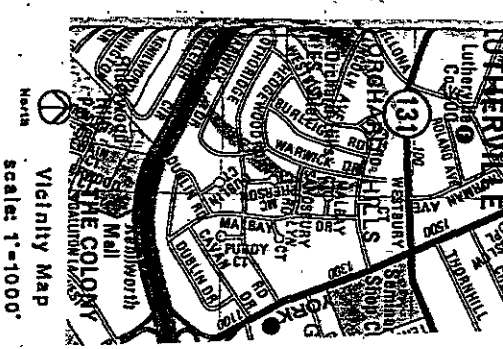
date: 12/2/98

prepared by: R. L. TICE, AGENT

Scale of Drawing: 1" = 50'



*Handwritten signature/initials: PT 1*



Vicinity Map  
scale 1"=1000'

## LOCATION INFORMATION

Election District: 9

Councilmanic District: 4

1"=200' scale map #: NW 11A

Zoning: DR 5.5

Lot size: 180 acreage 7875 square feet

- Prior Zoning Hearings: NO
- Chesapeake Bay Critical Area: ☐
- SEWER: ☒ public ☐ private
- WATER: ☒ public ☐ private

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

99-237-A



99-237-A

662 1263727  
(1)  
7/12/69  
CHARLES F. STEIN  
ATTORNEYS AT LAW  
231 ST. PAUL PLACE  
BALTIMORE 2, MD.

# ASSIGNMENT

DATE FROM  
PER TRANSFERRED  
TO  
JOSEPH R. MIEPKE AND WIFE  
9/2/69  
MICHAEL HORVATH AND WIFE

BALTIMORE COUNTY  
RECORDS

SEP 2 1969  
Received for Record 196  
at 223 o'clock M. Same day  
recorded in Liber City No 5030  
Folio 662 &c., one of the Land Records of

BALTIMORE COUNTY

and examined per  
PAID \$0.00  
Clerk.  
Cost of Record, \$

COST

900

**This Deed,** Made this

29<sup>th</sup>

day of August

in the year one thousand nine hundred and sixty-nine

, by JOSEPH R. MUFFOLETT and

✓ AMY J. MUFFOLETT, his wife-----

of Baltimore County

, in the State of Maryland, Grantor<sup>s</sup>, and ✓ MICHAEL HORVATH and

✓ GISELA BRIGITTA HORVATH, his wife----- of the same place, grantee<sup>s</sup>.



TAX \$ 1.76 REC. # SEP 2 '69 *Amelia F. Fennell*  
STATE PROPERTY TRANSFER CLERK

WITNESSETH, That in consideration of the sum of five dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Joseph R. Muffolett and Amy J. Muffolett, his wife-----

does grant unto the said Michael Horvath and Gisela Brigitta Horvath, his wife----- as tenants by the entireties, their assigns the survivor of them and the survivor's

personal representatives and assigns, all that lot of ground situate the Ninth Election District of Baltimore County in aforesaid, at present known as No. 127 Westbury Road, and described as follows, that is to say:

~~XXXXXXXXXXXX~~  
BEING known and designated as Lot No. 10, Block 4, as shown on a Plat entitled "Subdivision Plan Plat Two Section Two Orchard Hills" which Plat is duly recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 21 folio 31. The improvements thereon being known as No. 127 Westbury Road.

BEING the same lot of ground described in an Assignment from Jack Brenton and Pauline R. Brenton, his wife to Joseph R. Muffolett and Amy J. Muffolett, his wife, dated January 27, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3950 folio 504.

ALSO BEING subject to the legal operation and effect of the restrictions and/or easements of record, if any.



appurtenances and advantages thereto belonging, or otherwise appertaining.

TO HAVE AND TO HOLD the said described lot of ground, and premises, unto and to the use of the said Michael Horvath and Gisela Brigitta Horvath, his wife----- as tenants by the entireties, their assigns the survivor of them and the survivor's personal representatives and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever; subject to the payment of the annual rent of One Hundred Twenty Dollars (\$120.00) -----, payable in equal half-yearly installments on the ----- 13th ----- day of April and October----- in each and every year.

LIBER 5030 PAGE 663

AND the said grantors hereby covenant that they have not done or suffered to be done, any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant the same specially: and that they will execute such further assurances thereof as may be requisite.

WITNESS the hands and seals of the said grantors.

Test:

*Lenore L. Towne*  
Lenore L. Towne

*Joseph R. Muffolett*  
Joseph R. Muffolett

*Amy J. Muffolett*  
Amy J. Muffolett

(SEAL)

(SEAL)

(SEAL)

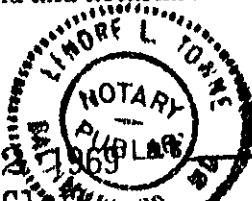
(SEAL)

COUNTY  
STATE OF MARYLAND, ~~KEY~~ OF BALTIMORE, to wit:

I Hereby Certify, that on this 29<sup>th</sup> day of August in the year nineteen hundred and sixty-nine, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared Joseph R. Muffolett and Amy J. Muffolett, his wife

the Grantors named in the foregoing Assignment and they acknowledged the foregoing assignment to be their act.

AS WITNESS my hand and notarial seal.



*Lenore L. Towne*  
Lenore L. Towne  
Notary Public

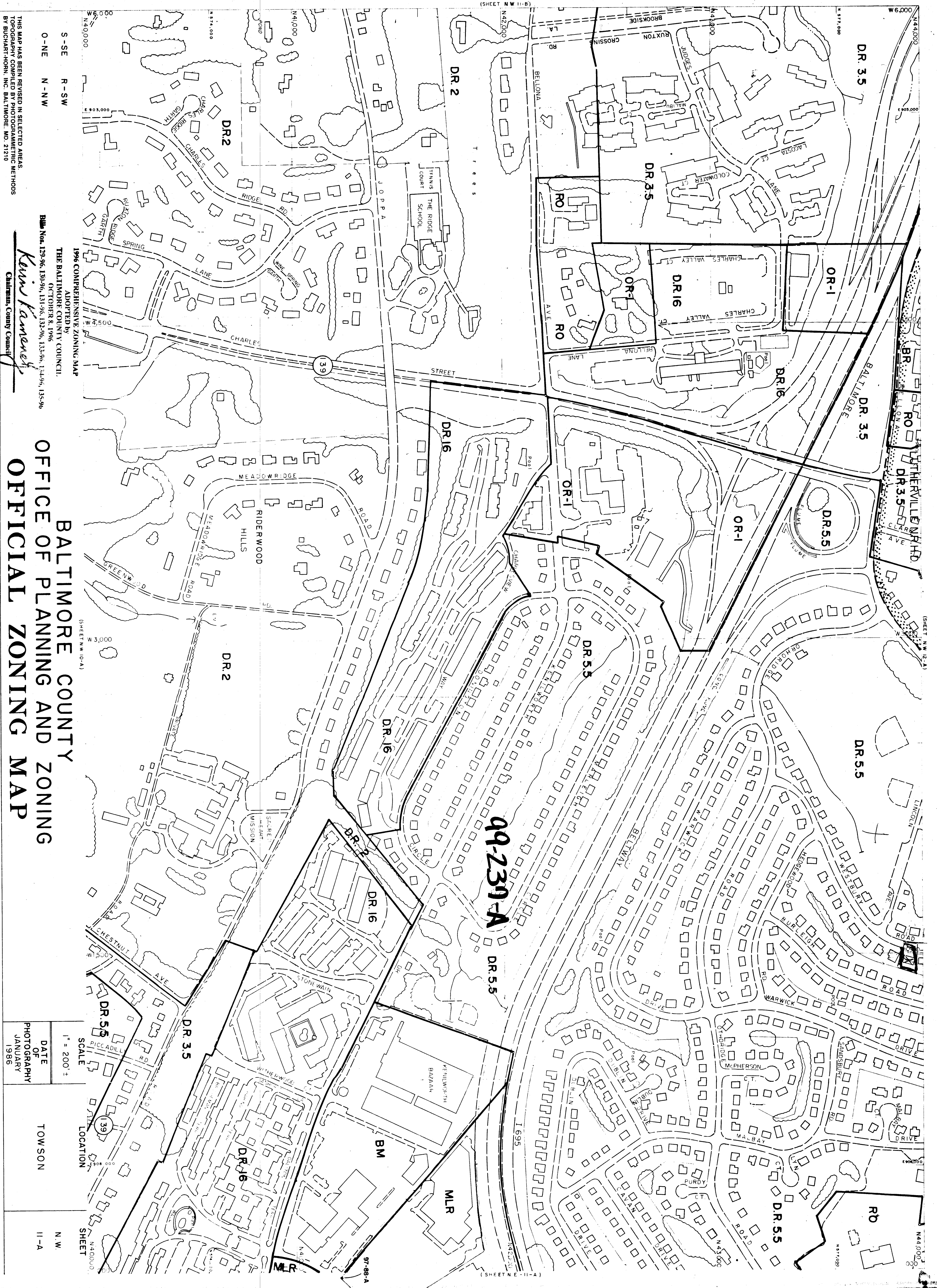
My commission expires JULY 1, 1967

Rec'd for record SEP 2 1969

Per Orville T. Gosnell, Clerk

Mail to *Charles J. Smith*

Receipt No. 2637.27



THIS MAP HAS BEEN REPRODUCED IN SELECTED AREAS  
BY PHOTODUPLICATION METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

S - SE R - SW  
O - NE N - NW

1996 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996

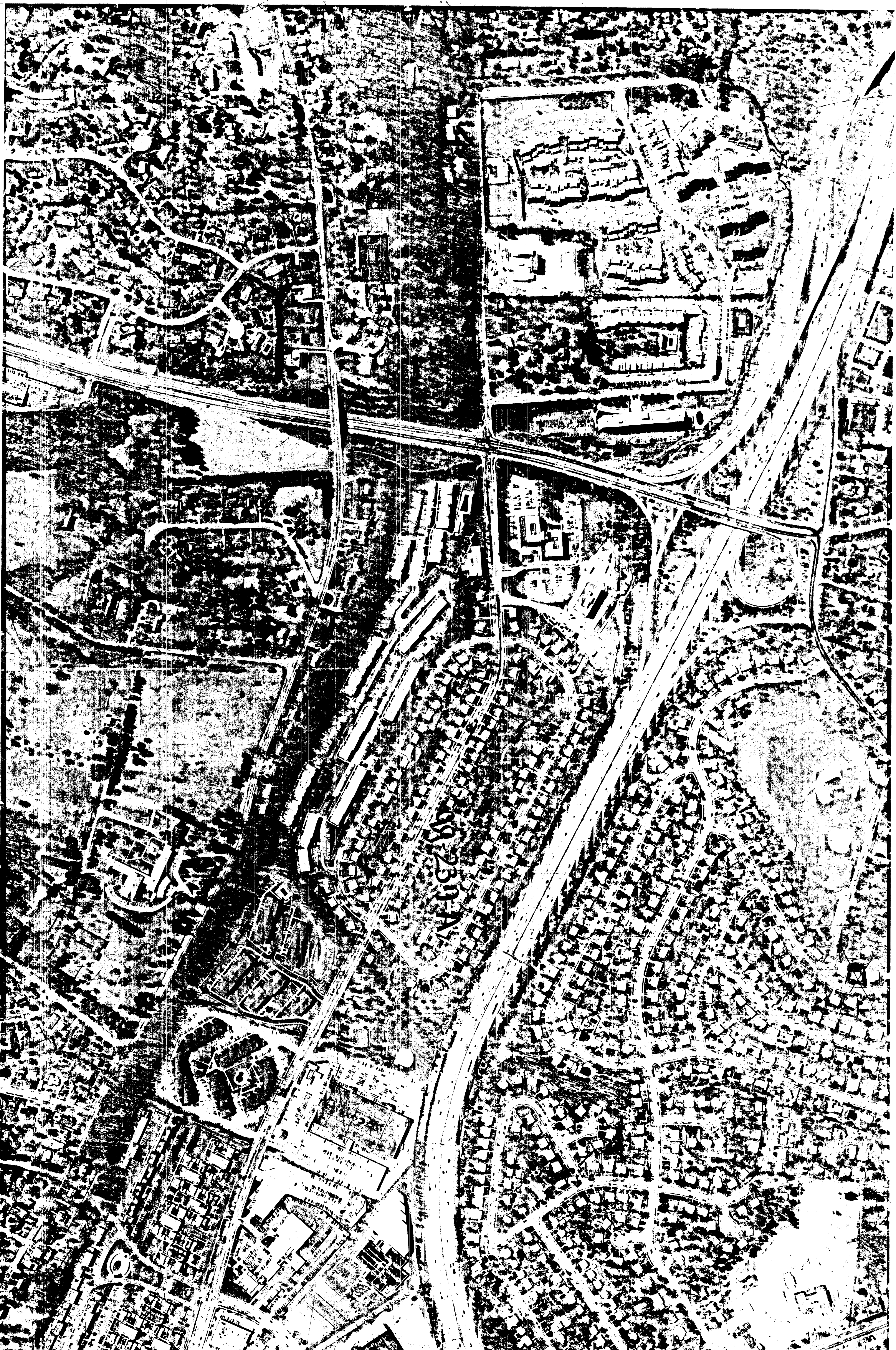
Bill Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

*Karin Kamenetz*  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE	DATE OF PHOTOGRAPHY	TOWSON	SHEET
1" = 200'	JANUARY 1986		N.W. II-A





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	TOWSON	N.W.
DATE OF PHOTOGRAPHY		11-A
JANUARY 1986		

11-A 30711-1-1